

# **CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM**

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To: Mayor and Council

From: Russell Martin, AICP, Community Development Director  
Joey Staubes, AICP, Planner - II

Date: October 5, 2020

CC: Joe Bennett, Interim City Administrator

**RE: Zoning Code Text Amendment – Outdoor Recreational Facilities in the LI Zoning District**

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## **BACKGROUND**

Community Development was approached by a property at 5350 Oakdale Road with regards to constructing an outdoor volleyball training facility. The subject property is zoned Light Industrial (LI) and is currently occupied by a building with indoor volleyball courts. The LI Zoning District was amended in 2012 to allow indoor recreational facilities. Community Development is proposing a text amendment to allow outdoor recreational facilities as a permitted use under the LI zoning district. The Planning Board voted to recommend approval of the text amendment at the October 12, 2020 meeting by a vote of 6-0.

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## **ANALYSIS**

Currently under Section 714 of the City's Zoning Ordinance, indoor recreational facilities are allowed in the LI zoning district; however, outdoor recreational facilities are not permitted. Community Development has reviewed other jurisdictions in the Metro Atlanta area and found many of the jurisdictions allow for these types of uses in light industrial areas. Specifically, Marietta and Cobb County both allow recreational facilities in their light industrial zoning categories. Cobb County allows recreational grounds on industrially zoned property and does not have any special requirements for those facilities. Marietta does allow the recreational facilities in industrial areas, but the activities must take place within an enclosed building. Marietta also permits golf courses and golf/baseball driving ranges. Community Development recognizes that many of the City's industrial areas are surrounded by residential areas and there is a potential for negative impact on those residential areas. To mitigate these potential impacts, Community Development is recommending outdoor recreational facilities be screened when adjacent to residential property. Community Development recommends approval of the following proposed text amendment. Community Development also recommends including a definition in Section 402 for Recreational facilities.

**The following code amendment is recommended for the LI zoning district under Section 714 of the Zoning Ordinance:**

**Appendix A, Zoning, Article VII, Section 714, LI, Light Industrial District, City of Smyrna, Georgia, be amended by adding the following language:**

(714.23) Indoor & Outdoor recreational facilities. ~~All activities must take place within a wholly enclosed building.~~ Outdoor recreational facilities shall be screened when adjacent to residential property.

**The following code amendment is recommended for the definition of Recreational Facility under Section 402 of the Zoning Ordinance:**

**Appendix A, Zoning, Article IV, Section 402, Definitions, City of Smyrna, Georgia, be amended by adding the following language:**

*(402.49.1) Outdoor Recreational Facility means an outside area designed and equipped for the conduct of sports and leisure time activities, other than tennis courts or golf courses, which includes but is not limited to baseball, basketball, softball, volleyball soccer, football, and lacrosse.*

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## **STAFF COMMENTS**

The proposed text amendment will allow a use that is currently not allowed under the LI zoning district and will bring the city in line with other adjoining municipalities. The proposed text amendment mitigates any impacts between the proposed use and residential uses. Therefore, Community Development recommends **approval** of the proposed amendment above.